

# Taking the green route

Steps to reduce carbon footprint and ensure greater efficiency culminate in BCA Award win for High Street Centre



Mr Gurnani believes the only way to leave a legacy for the future is to be environmentally friendly and sustainable.

PHOTO: CHONG JUN LIANG

**ARUL JOHN**

**W**HEN High Street Centre won the Building Control Authority (BCA) Green Mark Platinum award this year, no one was more pleased than Mr Deepak Gurnani.

Mr Gurnani, 57, the chairman of Managing Corporation Strata Title No. 608, which manages High Street Centre, said the award was a validation of his team's efforts to improve the building's sustainability and energy performance through a retrofitting initiative.

Focusing on innovative design in energy and water conservation solutions, building a sustainable operation with sound policies, and good indoor environmental quality management made the win possible.

Discussions on the retrofitting programme began in 2016, and it took about nine months to roll out the energy-saving initiatives.

"The impact from such practices is great. By embarking on this journey, we are looking to trim approximately 1,000 tonnes of carbon dioxide per year, which is comparable to cutting down on the carbon dioxide emission from over 500

four-room HDB units for the same period," he says.

Retrofitting the building means energy savings of about 34 per cent on total building energy consumption, better indoor air quality, improved environmental comfort, productivity and health, as well as enhanced asset value and branding.

Mr Gurnani says: "Besides upgrading the lifts and air-conditioning and retrofitting the lighting, we are also working with our building occupants to play their part in our sustainable initiatives like sorting and recycling waste materials, taking public transport instead of driving and using green label products.

"We have to obtain the participation of small and medium-sized enterprise tenants to transform their office or change retail lighting to LED lights. With the assistance from our building management team, we convinced more than 20 per cent to come on board, exceeding our target."

Mr Gurnani says that future developments in the building sector include ensuring that equipment continues to work efficiently throughout its lifespan.

He adds: "We hope to study and apply an integrated design approach to improve indoor environmental quality that will result in decreasing moisture penetration and reduce mould, thereby improving occupant health and productivity.

For Mr Gurnani, being environmentally friendly and sustainable is the only way to leave a legacy for the future. "I have always been conscious of my carbon footprint and have made sure that my family subscribes to the minimalist approach too. I do not tolerate wastage of any kind and slowly but surely my message of 'there is no planet B' has begun to resonate with the people around me," he says.



The train tunnels between Ubi and Kaki Bukit MRT stations is another project Nishimatsu took on in Singapore's rail transit system. PHOTOS: CHONG JUN LIANG, NISHIMATSU

## Scoring a hat-trick

The three wins of Nishimatsu Construction at the BCA Awards attest to the company's excellence

**MICHELLE CHIN**

**J**APANESE company Nishimatsu Construction has won three BCA Awards this year: BCA Construction Excellence Award, under the category of Civil Engineering Projects; BCA Construction Productivity Award (Projects) — Platinum; and the BCA Green and Gracious Builder Award — Excellent.

**Notable projects**

It received the first two awards specifically for its work in managing Contract 929A, while the third one honours Nishimatsu's overall efforts for being a green and gracious builder.

Contract 929A refers to the construction and completion of the train tunnels between Ubi and Kaki Bukit MRT stations, and the train tunnels connecting to Tai Seng Facility Building.

Founded in 1874 in Japan, the company established its Singapore branch in 1980.

Nishimatsu's past projects include UOB Plaza 1, Causeway Point and Paragon.

It was also involved in building the MRT train depot in Bishan; the City Hall, Bugis and Lavender train stations; as well as other railway-related work.

**Eco-conscious builder**

Mr Yoshikuni Nakano, the general manager of Nishimatsu, says



Mr Nakano credits the management team, clients, sub-contractors and staff for Nishimatsu's culture of excellence.

that in Japan, the company has pledged to be environmentally advanced, and has introduced environmental initiatives to counter global warming.

As a result, the company was certified an Eco-First company by Japan's Minister of the Environment. The company's Singapore branch embraces the direction set by its headquarters in Japan.

**Overcoming challenges**

Nishimatsu's strong and experienced management team contributed to its BCA Construction Excellence Award and BCA Construction Productivity Award wins.

The technical expertise from the company's Japan headquar-

ters, which the team could call on for additional support, was also a big help.

By overcoming challenges with innovative solutions, Nishimatsu was able to surmount various difficulties.

For instance, for Contract 929A, the company faced the challenge of launching three tunnel boring machines (TBMs) in an area that faced tight space constraints.

One innovative solution the company came up with was to introduce a soil pump on its Earth Pressure Balance TBMs. This made it possible to launch three TBMs safely from a single launch shaft amid the limited working space available.

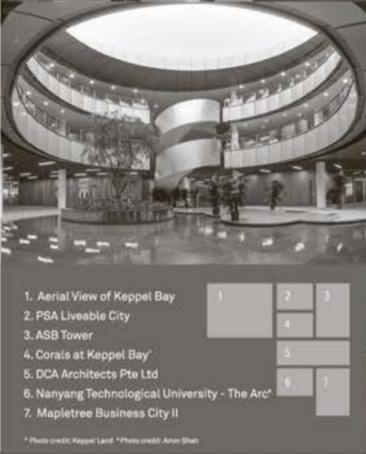
Says Mr Nakano: "The soil pump system used in this project is a technology we used in Japan. Conventionally, the excavated spoil from the TBM is transported out from the tunnels to the surface via muck skips hauled by locomotives and cranes. This system allows the spoil to be transferred all the way to the muck pit without the use of locomotives and cranes."

This eliminated the need for such machinery and reduced the number of workers required.

"This method has since been used in Nishimatsu's other projects in Singapore and is currently catching on with other contractors," he adds.










**Recent Achievements**

**2018**  
 BCA Green Mark Platinum Award (Office Interior) for DCA Architects Pte Ltd  
 BCA Green Mark Platinum Award for ASB Tower  
 BCA Universal Design Mark Platinum Award for Mapletree Business City II  
 BCA Universal Design Mark Gold<sup>PLUS</sup> Award for Corals at Keppel Bay  
 BCA Construction Excellence (Merit) Award for Sky Vue

**2017**  
 BCA BIM Platinum Award for Nanyang Technological University, Singapore - The Arc  
 BCA Construction Excellence Award for Bedok Mall and Bedok Residences  
 BCA Construction Excellence (Merit) Award for Sky Habitat  
 BCA Green Mark Platinum Award for Nanyang Technological University, Singapore - The Arc  
 BCA Universal Design Mark Gold<sup>PLUS</sup> Award for Jewel @ Buangkok  
 BCA Universal Design Mark Gold<sup>PLUS</sup> Award for Sky Habitat

**2016**  
 BCA BIM Gold<sup>PLUS</sup> Award for Corals at Keppel Bay  
 BCA Design and Engineering Safety Excellence Award for Sky Habitat  
 BCA Green Mark Gold<sup>PLUS</sup> Award for Corals at Keppel Bay  
 BCA Universal Design Mark Gold Award for Sky Habitat  
 BCA Universal Design Mark Gold<sup>PLUS</sup> Award for Bedok Mall and Bedok Residences

**2015**  
 BCA BIM Platinum Award (Organisation Category) for DCA Architects Pte Ltd  
 BCA BIM Platinum Award for Mapletree Business City II  
 BCA Universal Design Mark Gold Award for Mapletree Business City II

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1. Aerial View of Keppel Bay  
 2. PSA Liveable City  
 3. ASB Tower  
 4. Corals at Keppel Bay  
 5. DCA Architects Pte Ltd  
 6. Nanyang Technological University - The Arc  
 7. Mapletree Business City II

\* Photo credit: Keppel Land \*\* Photo credit: Arian Shah